

**GREENBELT COMMISSION
MINUTES OF
May 21, 2012**

The Greenbelt Commission of the City of Norman, Cleveland County, State of Oklahoma, met for the Regular Meeting on May 21, 2012, at 6:30 p.m. Notice and Agenda of the meeting were posted at 201 W Gray Building A, the Norman Municipal Building and at www.normanok.gov twenty-four hours prior to the beginning of the meeting.

ITEM NO. 1 BEING: CALL TO ORDER.

Chairperson Jane Ingels called the meeting to order at 6:31 p.m.

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ITEM NO. 2 BEING: ROLL CALL.

MEMBERS PRESENT:

Jane Ingels
Jim McCampbell
Richard McKown
Mary Peters
Sarah Smith

MEMBERS ABSENT:

Bob Bruce
Jack Eure
Mark Krittenbrink

STAFF MEMBERS PRESENT:

Susan Connors, Director of Planning and Community Development
Wayne Stenis, Planner II
Jolana McCart, Admin Tech IV
Drew Norlin, Subdivision Coordinator
Terry Floyd, Development Coordinator

GUESTS PRESENT:

David Hargis, Clour Engineering

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**ITEM NO. 3 BEING: Approval of the Minutes from the April 16, 2012
Regular Meeting.**

Motion by M Peters for approval as amended; **Second** by J McCampbell. All approve.

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ITEM NO. 4 BEING: Review of Greenbelt Enhancement Statement Applications.

a. CONSENT DOCKET

i. GBC 12-15

Applicant: Kunkel Properties, L.L.C.

Location: Generally located on the north side of Main Street,
approximately one quarter mile west of 24th Avenue NW

Request: Preliminary Plat and Rezoning to C-2

W Stenis gave the staff report. This request is for the removal of a car dealership, rezoning and platting for offices.

Motion by R McKown for approval to move this item forward as described in the Consent Docket; **Second** by J McCampbell. All approve.

ii. GBC 12-18

Applicant: Harvest Church

Location: Generally located 1,600 feet north of the intersection of
West Indian Hills Road and 36th Avenue NW (west side of
the road)

Request: Preliminary Plat

W Stenis gave the staff report. This request is to plat for a parking lot, detention and ball fields to serve the church to the south.

Motion by R McKown for approval to move this item forward as described in the Consent Docket; **Second** by J McCampbell. All approve.

b. NON-CONSENT DOCKET

i. GBC 12-16

Applicant: Cies, L.L.C.

Location: Generally located on the south side of Rock Creek Road, approximately one quarter mile west of 36th Avenue NW

Request: Preliminary Plat and Rezoning to R-1 & PUD

The application is for a rezoning and revision to the existing preliminary plat for Brookhaven 41 Addition. The new proposal would allow for more single family residential under R-1, a portion of townhouses under a PUD and the same commercial use area. Wayne Stenis gave the staff report; David Hargis was present to answer questions.

Chair Ingels referred to the Guidelines for Evaluating Greenbelt Enhancement Statements to evaluate the criteria to make their recommendation. The Greenbelt Commission found that the following Guidelines were relevant to this request:

Sec. 4-2028. Guidelines for Evaluating Greenbelt Enhancement Statements.

- f) Adverse impacts on existing topography, drainage patterns and natural vegetation are minimized.
- h) Landscaping required by the City has been planted in conformance with Norman Zoning regulations, including with local drought resistant low maintenance plants, shrubs and trees.
- j) Permeable ground surfaces have been preserved to the extent possible.
- k) Ingress and egress to and from a development is designed to permit safe use by non-motorized traffic in and out of the development and across the ingress and egress provisions of the development.
- l) Fences abutting components of the Greenbelt System, and particularly those abutting green spaces, are of designs and materials that minimize their visual impact to the extent such fences are allowable under Norman City Code and not in conflict with applicable national standards for utility facilities. Examples of acceptable open fences include such types as wrought iron, split rail, low picket fence with every other picket removed, and metal pickets.
- (m) Water retention and detention storage facilities are designed in accordance with bioengineering principles and built with bioengineering materials.
- (t) The commercial developments have provided for pedestrian access.
- (u) Pavement is minimized when possible by, among other things, using shared parking areas and/or permeable parking surfaces where feasible and allowed

under the Zoning Ordinance of the City of Norman and the City Engineering Design Criteria.

(v) Cluster development has been utilized as a means to develop the Greenbelt System.

Motion by S Smith to send the application forward as presented; **Second** by M Peters. All approve.

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- ii. GBC 12-17
Applicant: Par-Mar, L.L.C.
Location: Generally located on the southeast corner of Crossroads Blvd. and 36th Avenue NW
Request: Revised PUD and Land Use Plan Amendment

The original PUD, approved by council on September 23, 2005, was for office use in the southern part of the plat, and dwelling units within the northern part of the PUD. The request is to change the dwelling units to office use. Wayne Stenis gave the staff report.

Chair Ingels said that she didn't feel that the Enhancement Statement needed to be reviewed since the application involved only a small section of an existing PUD with no modifications to the trail systems.

The Commission would like to state that the plan shows trails and connecting trails. As long as the change to office use does not modify the shown trail system, it is an adequate development.

Motion by J McCampbell to send the application forward with comments; **Second** by S Smith. All approve.

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ITEM NO. 5 BEING: Miscellaneous Discussion.

S Connors reported that a Study Session was held with the Planning Commission on May 17th to review changes to the Resolution adopting/accepting the Greenways Master Plan. Kathryn Walker, Assistant City Attorney, is working on the suggested changes. The Plan will be re-advertised and will be on the Planning Commission agenda for the June 14th meeting. The Greenbelt Commission members will receive a draft of the Resolution by e-mail before the meeting.

GBC 12-17

Applicant: Par-Mar LLC

Location: Generally located on the southeast corner of Crossroads Blvd.
and 36th Avenue NW

Proposal: Revised PUD and Land Use Plan Amendment

Greenbelt Commission Final Comments - GBC 12-17

Meeting of May 21, 2012

The Greenbelt Commission approved the application unanimously with the following additional comments.

The Commission would like to state that the plan shows trails and connecting trails. As long as the change to office use does not modify the shown trail system, it is an adequate development.

A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA,
ACCEPTING THE GREENWAYS MASTER PLAN.

§1. WHEREAS, the City Council of the City of Norman established the Greenbelt Commission to advise the City Council on policies pertaining to the promotion, acquisition, maintenance and improvement of the green spaces, greenways and trail systems; and

§2. WHEREAS, in 2009, the City received a Greenway Master Plan, prepared by Halff Associates, Inc., with detailed analysis and maps showing the existing trail system and opportunities for future greenways; and

§3. WHEREAS, the City Council accepted the seven (7) Key Guiding Principles identified in the 2009 Greenway Master Plan (page A-3) as the basis for the development of future policy and regulations relating to developing a system of trails and pedestrian connections throughout Norman; and

§4. WHEREAS, the Greenbelt Commission has reviewed and revised the 2009 Halff Associates, Inc. Greenway Master Plan and recommends adoption of the 2012 Greenways Master Plan as revised; and

§5. WHEREAS, part of the detailed information provided in the 2009 Halff Associates, Inc. Greenway Master Plan is retained in Appendix A to the revised 2012 Greenways Master Plan which can be used as a tool.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA:

§6. That the revised 2012 Greenways Master Plan be accepted as a guide for the future development of a Greenway system. The 2012 Appendices A and B are accepted as resource materials for the revised 2012 Greenway Master Plan guide. The acceptance of this Plan as a guide does not empower the City of Norman or City staff or City Boards/Commissions/Committees to enforce any provisions of this Resolution or the revised 2012 Greenways Master Plan or its Appendices as a requirement upon new development or new construction.

§7. That the following sentence shall control and prevail over any language in, or interpretation of any language in, this Resolution or any guide, policy or regulation relating to, or arising from, this Resolution. No property owner shall be required to donate or otherwise contribute land, property, improvements or money for any trail(s) or greenway(s) or riparian corridor(s) without first receiving the just compensation contemplated in, and described by, Article 2, Section 24, Oklahoma Constitution, except for the sidewalks specifically required by Norman ordinances and regulations in effect as of April 15, 2012.

PAST AND ADOPTED this ____ day of _____, 2012.

A RESOLUTION OF THE COUNCIL OF THE CITY OF
NORMAN, OKLAHOMA, ADOPTING THE GREENWAYS
MASTER PLAN.

- § 1. WHEREAS, the City Council of the City of Norman established the Greenbelt Commission to advise the City Council on policies pertaining to the promotion, acquisition, maintenance and improvement of the green spaces, greenways and trail systems; and
- § 2. WHEREAS, the City has received a Greenways Master Plan, prepared by Halff Associates, Inc., with detailed analysis and maps showing the existing trail system and opportunities for future trail systems that will preserve open space and assist in storm water drainage, all of which is valuable for planning purposes and future policy development; and
- § 3. WHEREAS, the City Council accepted the key guiding principles identified in the Greenway Master Plan (page A-3) as the basis for the development of future policy and regulations related to developing a system of trails and pedestrian connections throughout Norman; and
- § 4. WHEREAS, the Greenbelt Commission has spent several years reviewing and revising the Halff Associates, Inc. document and recommends adoption of the Greenways Master Plan as revised; and
- § 5. WHEREAS, the detailed information provided in the Halff Associates, Inc. document is retained in the Appendices to the revised Greenways Master Plan which can be used as a tool to help identify a citywide network of corridors and trails.
- § 6. WHEREAS, a citywide Greenways Plan provides a framework within which the public and private sectors can collaborate to create functional trails and open space corridors.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA:

- § 7. That the Greenways Master Plan be adopted as a policy document and guide for the future development of a greenway system to facilitate the movement of citizens in a safe and efficient manner within the city and to make Norman a pedestrian friendly community by determining how and where to link trails and open spaces to neighborhoods, schools, parks and businesses. The Appendices are not adopted as a part of the Greenways Master Plan but provide information and a framework for future decisions.

She stated that paragraph 7 was to be included so that no regulatory authority be given to the Plan, which the Commission all agreed was never an issue and is stated several times throughout the document.

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ITEM NO. 6 BEING: Adjournment.

The meeting was adjourned at 7:35 p.m.

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Passed and approved this 16th day of July 2012.

Jane Ingels
Jane Ingels, Chairperson

Greenbelt Commission Meeting

Sign In Sheet

5/21/2012

1 Terry Floyd - City of Norman

2 M. David Hargis - CPEP

3 Drew Noel - City of Norman

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